

Item: _____

Fiscal Impact: _____ N/A

Funding Source: _____ N/A

Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

An ordinance adopting the Hunter Town Center Small Area Plan and supporting changes to the General Plan map and text.

SYNOPSIS:

This ordinance approves the Hunter Town Center Small Area Plan and supporting changes to the General Plan map and text. The Hunter Town Center Small Area Plan addresses the area between approximately 3300 South and 3700 South and between approximately 5500 West and 5700 West.

BACKGROUND:

City staff is requesting an amendment to the City's General Plan to adopt the Hunter Town Center Small Area Plan and supporting changes to the General Plan. The current General Plan includes the following actions:

- Identify small areas to begin preparing specific plans to provide more detail for orderly growth and appropriate development. Areas that may be aided by such small area master plans include Chesterfield, transit station areas, as well as the Redwood Road, 5600 West and 3500 South corridors. These master plans should complement the General Plan while providing greater land use detail and urban design criteria to guide the adoption of zoning that will help the particular area to achieve anticipated or desired changes.
- Develop small area plans as time and resources permit for specific corridors or other areas in the City where specific design standards are desired.

To begin the implementation of these recommended actions, staff began working with the Planning Center, a planning consulting firm, in the later part of 2008 to develop a small area plan for the area around the intersection of 5600 West and 3500 South. During the planning process, this area was named Hunter Town Center. The Planning Center was paid by UDOT, as UDOT has an interest in promoting transit-oriented development (TOD) along 5600 West due to the planned bus rapid transit (BRT) along 5600 West and 3500 South.

There are essentially three recommended changes to the General Plan as part of this application. The first is to adopt the Hunter Town Center Small Area Plan. The second is to amend the text of the current General Plan to reference and integrate with the Hunter Town Center Small Area Plan. The third change is to amend the current General Plan map to reference and integrate with the Hunter Town Center Small Area Plan Map. Each of these three changes are described in Exhibits A, B and C of the proposed ordinance.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Nicole Cottle, CED Director

Steve Pastorik, Long Range Planning Manager